

City of Palm Coast, Florida Agenda Item

Agenda Item: E.6

Agenda Date: April 14, 2026

Department	COMMUNITY DEVELOPMENT	Amount
Division	PLANNING	Org/Account #
Subject:	PRESENTATION - DEVELOPMENT OPTIONS FOR DUPLEX ZONED LOTS	
Presenter:	Estelle Lens, A.I.C.P, Senior Planner, Phong Nguyen, PTP, Planning Manager	
Attachments:	1. Presentation	
Background:	<p>At the March 10, 2026, City Council Workshop staff provided a presentation of Land Development Code (LDC) regulations regarding duplex lots, drop lots and the role of the Land Use Administrator. Council requested that staff prepare options for the development of duplex zoned lots. This presentation will provide options for City Council's consideration.</p>	
Recommended Action:	FOR PRESENTATION AND DIRECTION	

Duplex Zoned Lots Development Options



**Community Development Department
City Council Workshop
April 14, 2026**

Purpose of the Duplex Zoning District:

LDC Chapter 3 - Zoning, Uses, and Dimensional Standards

LDC 03-02-01. Purpose of districts.

03.02.D. *Duplex (DPX)*. The purpose of the Duplex District is to provide areas for two-family residential structures, combined with single-family and attached homes, in medium-density residential neighborhoods.



Current options allowed:

1. One duplex structure on the lot with single ownership
2. One duplex structure on the lot – split the lot for dual ownership
 - a. Must be legally subdivided per Chapter 2
 - Sec. 2.08.03. Non-statutory land subdivision review procedures
 - b. Duplex structure, when the lot & structure are split, the duplex is then considered two townhouses.
 - Must meet fire wall building code. (Two-hour fire wall vs. one-hour fire wall.)
 - Must have separate electric meters for each unit
 - Must have separate water and sewer lines for each unit



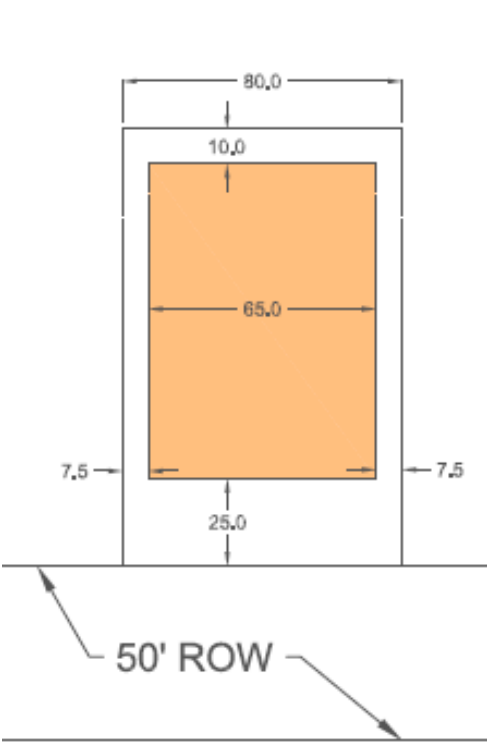
Proposed New Option:

Option no. 3: Allow all originally platted ITT lots that are zoned Duplex and meet the minimum duplex lot standards to be legally subdivided into two lots and have (detached) single family residential homes constructed on each divided portion. Development standards will include:

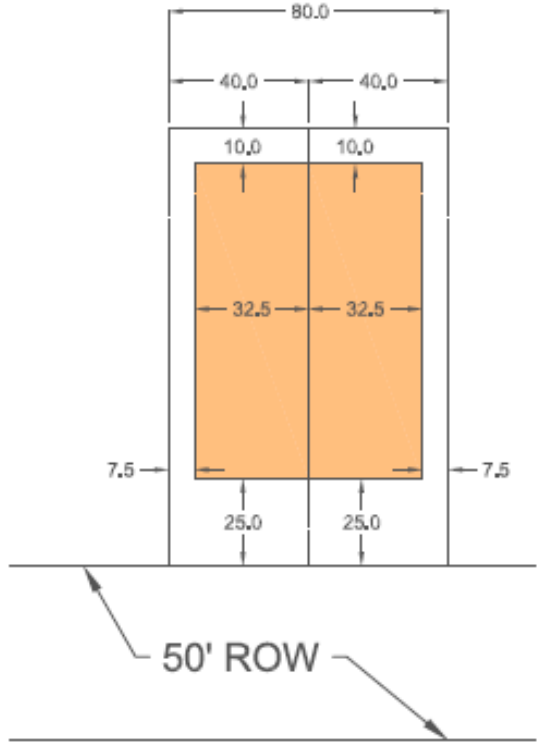
- 40' minimum width
- 4,000 SF minimum lot area
- 1,000 SF minimum living area
- 1 car garage
- Min. side yard setback from the newly created property line between the residences on a split duplex lot = 5 feet. (All other setbacks and regulations must be met, ie. driveways, landscaping, etc.)



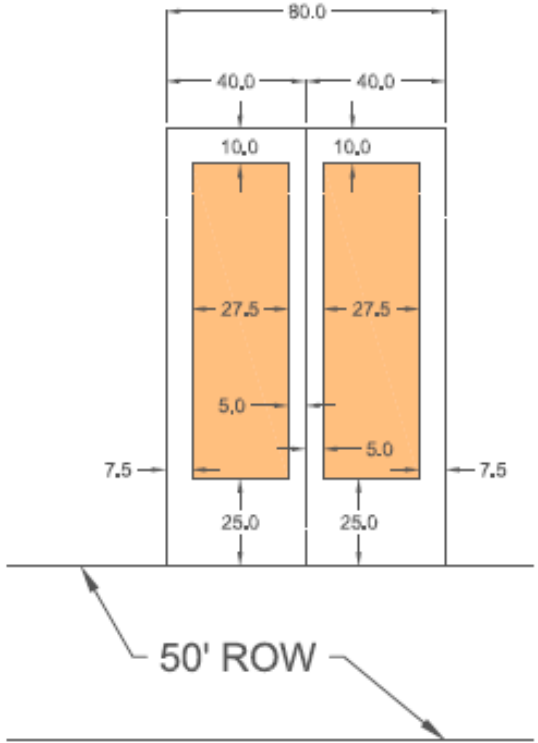
Duplex Lot Configurations



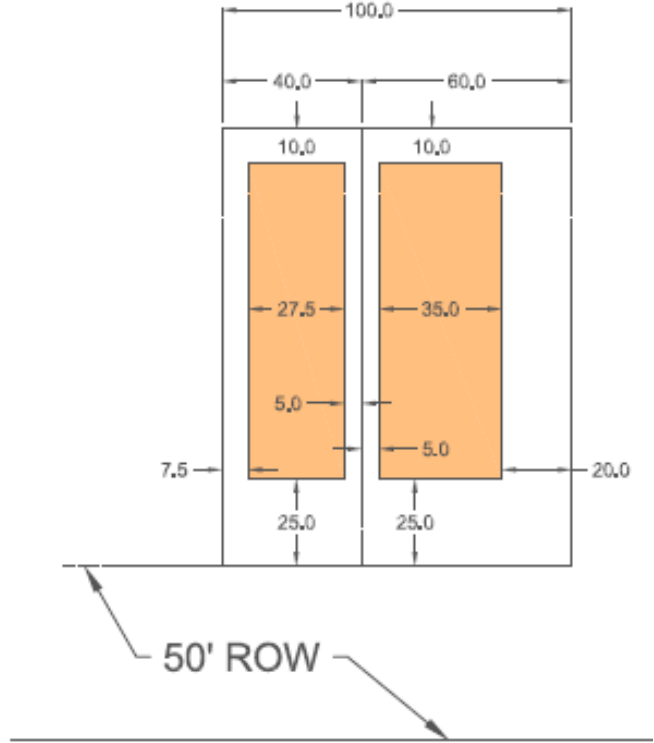
DUPLEX BLDG
W/ 1 OWNER



DUPLEX BLDG
W/ 2 OWNERS



2 SF LOTS *



2 SF LOTS
W/ CORNER LOT *

* Note that the min. side yard setback between the single-family residences on a split lot is proposed to be reduced to 5 feet

Proposed New Options:

Option no. 4: Allow the lot split described on prior slide, Option no. 3, only if the homes on the split lot will be used for affordable housing.

a. Prior to approval of the lot split, the owner will enter into an agreement with the City to ensure compliance with affordable housing requirements addressing items such as:

- Area Median Income (AMI) ie. 80%
 - Determine Affordability Period to remain affordable, ie. 10 or 15 years
- Neither option will increase the density allowed on these lots.



Recommend Options 3 or 4 with a footnote added to LDC Table 3-3

Table 3-3: Residential Zoning Districts-Dimensional Standards

Standard	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	EST-1	EST-2	AGR	MHD	DPX	MFR-1	MFR-2
Minimum Lot Size	6,000 sq. ft.	7,500 Sq ft.	10,000 sq. ft.	12,000 sq. ft.	20,000 sq. ft.	1.0 Acre ¹	2.5 Acres ¹	5 acres ²	4,000 sq. ft.	9,000 sq. ft. ^{3/13}	2,500 sq. ft. ³	2,500 sq. ft. ³
Development Site Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 acre	N/A	3 acres	4 acres ⁴
Minimum Lot Width ⁵	50'	60'	80'	80'	100'	100'	150'	200'	40'	30'/80' ^{6/13}	25'/100' ⁶	25'/100' ⁶
Maximum Density (units per acre) ⁷	7.0	5.0	4.0	3.0	2.0	1.0	0.4	0.2	8.0	8.0	8.0	12.0
Minimum Living Area (square feet)	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	600	800 ^{12/13}	650	650

13. Duplex zoned lots may be split following the nonstatutory lot split procedures and have a (detached) single-family residential home constructed on each subdivided portion meeting a 1,000 SF minimum with a one car garage. Min. side yard setback from the newly created property line between the residences on a split duplex lot = 5 feet. (All other setbacks and regulations must be met, ie. driveways, landscaping, etc.)

Or,

13. May refer to a newly created LDC Section where we will include the criteria required for affordable housing. (AMI, affordability period, resale formula, etc.)

Questions/Discussion/Direction from Council

- **Options remain the same**
- **Move forward with Option 3**
 - Option 4 would not be necessary
- **Move forward with Option 4**
- **Suggest alternative**

